

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES
7:00 PM
September 14, 2021**

The Planning Commission meeting of the Township of Salisbury was held at the Salisbury Township Municipal Building, 2900 South Pike Avenue, Allentown, Lehigh County, Pennsylvania.

CALL TO ORDER

Mr. Beck called the meeting to order at 7:00pm.

ROLL CALL

Charles Beck - Chairman
Jimmy Brown
Richard Hassick
Frank Frankenfield
Jessica Klocek - Secretary
John Ashley, Township Solicitor
David Tetteimer, Township Engineer
Kerry Rabold, Planning & Zoning Officer
Excused: Richard Schreiter – Vice Chairman

Other Participants: Paul Willistein of Salisbury Press; Jacqueline Strahley of 3110 Dogwood Lane; Jane Benning of 3111 Douglas Rd.; Jeffrey Keiser of 2708 W. Rock Rd.; Arthur Swallow of Arthur A. Swallow Associates, LLC at 1003-1005 N. 19th St. Allentown PA 18104; Stephanie A. Kobal of Fitzpatrick, Lentz, & Bubba at Two City Center 645 W. Hamilton St. Suite 800 Allentown PA 18104; Babette Racca from Girl Scouts of Eastern PA, Inc. at 330 Manor Rd. Miquon PA 19444; Loren Speziale representative for Wildlands Conservancy from Gross McGinley LLP at 33 S. 7th St. Allentown PA 18105

APPROVAL OF THE MINUTES – August 10, 2021

On motion by Richard Hassick, seconded by Jimmy Brown, the August 10, 2021 Planning Commission Meeting Minutes have been accepted as written. Planning Commission voted 5-0 in favor.

REVIEW OF PROPOSED CHANGES TO THE ZONING ORDINANCE PART 3 (DISTRICTS) AND PART 6 (OFF-STREET PARKING AND LOADING).

Ms. Rabold informed the Planning Commission that the changes that were made to Part 3 and Part 6 that were discussed at last months' meeting have been updated except for 27.310 Cluster Housing.

She removed that section for tonight due to some discrepancies in the wording pertaining to being coherent with the Zoning Ordinance and SALDO. It will be adjusted and will be brought up again at a later date.

She also requested from the Planning Commission for clarification to 27.308 (page 5) Corner lots and setback requirements with residents having two front yards in regards to fences and accessory structures. Last week at the Zoning Hearing Board meeting, the Zoning Hearing Board stated it should be determined by the trends in the neighborhood. She is asking for a reduced front yard setback keeping in mind the site triangle.

Mr. Tettermer stated that a percentage of front yard setback would be easier to understand and calculate.

Motion to recommend approval to the Board of Commissioners of the proposed amendment to Zoning Part 3 pending changes to the setback for the second front yard to 50% for fences and accessory structures within residential districts and to Part 6 as written was made by Jimmy Brown and seconded by Jessica Klocek. Planning Commission voted 5-0 in favor.

1860 EAST EMMAUS AVE – PRELIMINARY LAND DEVELOPMENT (NO. 21-0014)

Ms. Rabold received an email from Pastor Gary Becker dated September 14, 2021 granting a time extension until January 31, 2022 for the preliminary site plan for the land development at 1860 East Emmaus Ave.

Motion was made to accept the time extension until January 31, 2022 for the preliminary site plan for land development at 1860 East Emmaus Ave. by Jessica Klocek, seconded by Richard Hassick. Planning Commission voted 5-0 in favor.

2638 WEST ROCK ROAD – PRELIMINARY LAND DEVELOPMENT (NO. 19-0020)

Ms. Rabold, stated that she received an email on August 25, 2021 granting extension of time for the preliminary land development plan for the land development at 2638 West Rock Rd. The current deadline is September 30, 2021 and the extension would be until March 31, 2022.

Ms. Straley expressed concerns that the DEP has not received any requests. Also, that granting the time extension would set a precedent.

Mr. Tettermer stated that the DEP has received the sewer planning module and that the DEP, like other government agencies are way behind due to Covid.

Ms. Rabold stated that there are no time limits when granting extensions.

Mr. Ashley stated that there is no precedent and each project is evaluated individually.

Ms. Kobal stated that this is for a time extension only due to circumstances beyond the control of the Girl Scouts and the Township.

Motion to accept the Girl Scouts Council of Eastern Pennsylvania's time extension until March 31, 2022 was made by Richard Hassick, seconded by Jimmy Brown. Planning Commission voted 4-0 in favor, 1 Abstention.

2660 WEST ROCK RD/233 CHESTNUT HILL RD – PRELIMINARY/FINAL SITE PLAN FOR LOT LINE ADJUSTMENT (NO. 21-0277)

Mr. Tetterer reviewed his letter dated September 2, 2021 with comments for the preliminary/final plan lot line adjustment between 2660 West Rock Rd & 233 Chestnut Hill Rd, the subdivision would have the property at 2660 West Rock Rd to include house and two (2) acres and the remainder of the original 40.43 acres would be attached to 233 Chestnut Hill Rd. A waiver will be needed for the following: Item #1 – SALDO 22-703.1.C (Plan Scale 1" equal to 50') the plan is in the 1" to 100' scale; Item#2 – SALDO 22-703.3.A Contour lines shall be shown on plans; Item#3 SALDO 22-703.3.B Contour lines slopes shading shall be on plans; Item#4 SALDO 22-703.3.C through G, these items should be on the plan or if not, noted on the plan; Item#5 SALDO 22-1006.1.C Lot depths should not be greater than 2 ½ times the widths, the plan proposes a width ratio of about 3.25 to 1. No engineering objection to the waivers being granted. He also noted a general drafting item saying a new consolidation deed shall be recorded of Lot 2 (233 Chestnut Hill Rd.) and the adjoining property merger. A note to the plan and recorded documentation will be given to the Township when available. Mr. Tetterer recommends approval when all components are satisfied.

Ms. Kobal stated that the waiver requests were submitted to the Township.
Mr. Swallow stated the waiver request was updated on September 9, 2021.

Ms. Rabold reviewed the plans and stated there is an issue in that the definition of lot area says it shall be a singular tax parcel. The property at 2660 West Rock Rd. is currently two (2) tax parcels and should be shown accurately on the site plan. Also, impervious surface and setbacks need to be reidentified on the plan to be in line with the correctly identified lot lines.

Ms. Kobal and Mr. Swallow confirmed corrections will be made to comply.

Discussion from the attendees brought up questions pertaining to what will be done with the acres going to the Wildlands Conservancy (233 Chestnut Hill Rd.) as in walking trails, was land donated or purchased, and bordering properties lot lines.

Ms. Kobal addressed the issues stating that it was up to the Wildlands Conservancy what will be done with the land, no lot lines will change except the two in question. Also, this was a collaboration between 2 non-profit agencies and it was not a money maker for either of them and the specific arrangements are between them.

Motion to accept all waivers was made by Jimmy Brown, seconded by Richard Hassick. Planning Commission voted 4-0 in favor, with 1 abstention.

Motion was made to approve the plan for the lot line adjustment based on the comments from the letters submitted by Mr. Tetteimer and Ms. Rabold by Jimmy Brown, seconded by Richard Hassick . Planning Commission voted 4-0 in favor, with 1 abstention.

ADJOURNMENT

Motion was made by Jessica Klocek, seconded by Jimmie Brown to adjourn the meeting. Planning Commission voted 5 – 0 in favor.

Charles Beck, Chairman adjourned the meeting at 8:00 pm.